

**PROJECT DEVELOPMENT BOARD
REGULAR MEETING
MONDAY, JUNE 18, 2007
6:00 P.M.**

AOC CONSTRUCTION FILE
COUNTY: LAUREL
FILE CODE: PDB1
SUBMITTED BY: J/K
DATE: 11 FEB 08

A Regular Meeting of the Project Development Board (PDB) for the Laurel County Judicial Center was held on June 18, 2007 in the Laurel County Courthouse, London, Kentucky. Present and presiding Lawrence Kuhl, Laurel County Judge Executive.

1. CALL TO ORDER

Judge Kuhl called the Regular Meeting of the Project Development Board to order.

2. ROLL CALL

Laurel County Project Development Board Secretary, Sandy Wallace, took roll as follows:

Garlan Vanhook, Project Manager-Absent
Mike Keir, AOC - Present
Vance Mitchell, AOC - Present
Lawrence Kuhl, Chairman- Present
Roy Crawford-Absent
Roderick Messer-Present
Roger Schott, Present
Warren Scoville, Absent
Tom Handy, Present

3. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Tom Handy and seconded by Judge Messer to approve the minutes of the Regular Meeting on May 21, 2007 as reviewed. The vote was taken and carried as follows:

Yes carries unanimously.

4. CITIZEN COMMENTS

None

5. OLD OR UNFINISHED BUSINESS

A. Update Justice Center

Codell Construction - Travis Curry

(1) Demolition

Mr. Curry stated that he had talked with Casey Reed this morning and I am waiting on the Performance Bond and he is working on that. We want to have that in place before we actually let him start demolition. We hope he can start next week.

Judge Kuhl stated that Reed Construction should put up the fence before he starts.

Mr. Curry stated that he had sixty (60) days from the pre-construction meeting to complete the demolition.

(2) Budget

Mr. Curry stated that he had revised the budget from \$205.17/s.f. to \$208.93/s.f. This does not include parking on Lots 9 & 10 as discussed at the last meeting. There is also some additional space in the basement area of approximately 35 square feet that the AOC has requested.

CMW, Inc. – Chenault Woodford

Mr. Woodford stated that what Mr. Curry was talking about was the original program included a certain amount of space for a workshop area. We were not sure what that was. The AOC has two locations in the state where AOC employees do certain repair work. They repair lock and door hardware and various things. They have thirteen (13) employees that want to use in the workshop area in the Laurel County Justice Center and this was never made clear.

They want to add 1,300 square feet to the project scope. Some part of the 1,300 square feet is in excess of what had been originally authorized. This is an AOC request that will put a further budget burden against the project.

Mr. Woodford stated that this will be cost in excess of the \$208.93/s.f.; as will be the cost of improving the lot area that we have added into the project.

Mr. Woodford stated that every \$83,000 that is spent will increase the overall cost of construction \$1.00 per square foot. Adding the 1,300 square feet in the basement may add an addition \$3.00 per square foot.

AOC – Mike Keir & Vance Mitchell

Mr. Keir stated that this just needs to be documented and it isn't anything that this Board has to be accountable for.

Tom Handy stated that the bottom line was that the AOC would cover the cost of this area.

Mr. Keir stated that they would if it is something that they requested.

CMW, Inc. – Chenault Woodford

Mr. Woodford stated that CMW's estimates that the project will go out to bid on November 1st. That is four (4) months of slippage and an analysis of where that time has gone we think is:

- One month – Slice & dice exercise
- One month – Delivery time on cost estimates
- One month plus – Slow approval response from AOC

Judge Kuhl asked if that was when the specifications would go out for the contractors to bid.

Travis Curry stated that the contractors would have four (4) weeks to get it back in. Mr. Curry said that from the time CMW, Inc. get the completed documents to him it is normally a five week turnaround.

AOC – Mike Keir & Vance Mitchell – Pay Request

- Codell Construction - \$13,897.80 (amount the Board approved was \$16,110 AOC changed number to \$13,897.80)

A motion was made by Roger Schott and seconded by Judge Messer to amend the Codell Construction payment from \$16,110 to \$13,897.80. The vote was taken and carried as follows:

Yes carries unanimously.

Tom Handy stated that he needed to make a point in the record. Both my son and my son-in-law are employees of Codell Construction. Nothing on this project would have any effect on them and to my knowledge they are not involved in this. If they become involved in it later it is a Codell decision.

Mr. Handy stated that if anyone had a problem with that, he would abstain from voting on those matters.

Mr. Keir stated that Codell's contract was already in place before Mr. Handy was on the Board. There payments are structured and the approval is a formality.

Judge Kuhl- Approval of Phase A & B and Closing on Cook Lot

Judge Kuhl stated that the Board had received a letter from AOC approving Phase A & B and the pricing.

Judge Kuhl stated that they would be closing on the Cook Lot, \$118,120. We have gotten the \$210,000 that Senator Jensen helped us get. We will have 90,000 to help with the development of the parking.

Judge Messer stated that he thought that the \$90,000 should be put in to improve that lot.

Judge Kuhl stated that he had to make a report and since we are about 2 1/2 years away he would rather the Board make decision as to how we are going to do that and get some estimates. It is in the Fiscal Court's Budget now and we will need to transfer it out into the other funds and get the information back to the Governor's Office for Local Development and close that completely out.

Employee or Public Parking

Discuss was held in regard to whether the parking will be used for employee parking or public parking.

Mr. Schott stated that he thought that the parking should be for employee parking.

Judge Kuhl stated that we have been trying to get some Federal money from Congressman Rogers and Bob Mitchell to go ahead and buy the other lots so it can be used jointly for the Federal Court and the Justice Center for additional parking.

Resolution – Phase C

A motion was made by Judge Messer and seconded by Roger Schott to approve a resolution beginning Phase C of the project. The vote was taken and carried as follows:

Yes carries unanimously.

6. NEW BUSINESS

7. ANNOUNCEMENTS

Judge Kuhl stated that the next Regular Meeting will be July 16, 2007 at 6:00 p.m.

8. ADJOURNMENT

A motion was made by Roger Schott and seconded by Tom Handy that the meeting be adjourned. The vote was taken and carried as follows:

Yes carries unanimously.

Lawrence Kuhl, Chairman Project Development Board
Laurel County Judge/Executive

Sandra C. Wallace, Secretary Project Development Board